

HOUSE SUBSTITUTE
FOR
HOUSE COMMITTEE SUBSTITUTE
FOR
SENATE BILL NO. 856

AN ACT

To repeal sections 135.205, 447.620, 447.622,
447.625, 447.632, 447.636, 447.638, and
447.640, RSMo, and to enact in lieu thereof
thirty-one new sections relating to property
development.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF MISSOURI,
AS FOLLOWS:

Section A. Sections 135.205, 447.620, 447.622, 447.625,
447.632, 447.636, 447.638, and 447.640, RSMo, are repealed and
thirty-one new sections enacted in lieu thereof, to be known as
sections 68.200, 68.202, 68.204, 68.206, 68.208, 68.210, 68.212,
68.214, 68.218, 68.220, 68.222, 68.224, 68.226, 68.230, 68.232,
68.234, 68.236, 68.238, 68.240, 135.205, 135.211, 135.259,
135.260, 135.261, 447.620, 447.622, 447.625, 447.632, 447.636,
447.638, and 447.640, to read as follows:

68.200. Sections 68.200 to 68.240 shall be known and may be
cited as the "Riverfront Development District Act".

68.202. For purposes of sections 68.200 to 68.240, unless
the context clearly requires otherwise, the following terms shall
mean:

1 (1) "Blighted area", an area which:

2 (a) The port authority has found that, such area on the
3 whole, by reason of the predominance of defective or inadequate
4 street layout, insanitary or unsafe conditions, deterioration of
5 site improvements, improper subdivision or obsolete platting, or
6 the existence of conditions which endanger life or property by
7 fire and other causes, or any combination of such factors,
8 retards the provision of housing accommodations or constitutes an
9 economic or social liability or a menace to the public health,
10 safety, morals, or welfare in its present condition and use; or

11 (b) Has been declared blighted or found to be a blighted
12 area pursuant to Missouri law including, but not limited to,
13 chapter 353, RSMo, sections 99.300 to 99.715, or sections 99.800
14 to 99.865, RSMo;

15 (2) "Development plan", the comprehensive program of the
16 port authority for the development of a riverfront development
17 district, which plan conforms to the requirements set forth in
18 section 68.206;

19 (3) "District" or "riverfront development district", a
20 contiguous area designated by the port authority, which at the
21 time it is established is located substantially in an enterprise
22 zone, constitutes a blighted area and contains three or four
23 contiguous census tracts, each of which census tracts must adjoin
24 the banks of the Missouri River and must contain, or be bounded

1 by, a minimum of two bridges crossing the Missouri River, at
2 least two of which census tracts must be included in a distressed
3 community as defined in section 135.530, RSMo, at least one of
4 which census tracts must contain a historic district, at least
5 one of which census tracts must contain property for which an
6 application for voluntary remediation has been approved by the
7 department of natural resources pursuant to sections 260.565 to
8 260.575, RSMo, and at least one of which census tracts must
9 contain a single family home at least fifty years old which is
10 located within three-fourths of one mile of the banks of the
11 Missouri River;

12 (4) "Economic activity taxes", the total additional revenue
13 from taxes which are imposed by the taxing districts and which
14 are generated by economic activities within each project area
15 over the amount of such taxes generated by economic activities
16 within such project area in the calendar year before the adoption
17 of the resolution designating such project area; provided such
18 revenues shall not include special assessments, taxes levied
19 pursuant to section 70.500, RSMo, and any such revenues to be
20 deposited to a special allocation fund pursuant to a
21 redevelopment plan originally adopted, before the establishment
22 of the riverfront development district, pursuant to sections
23 99.800 to 99.865, RSMo;

24 (5) "Local net new revenues", include payments in lieu of

1 taxes and economic activity taxes;

2 (6) "Municipality", the city or county which formed the
3 port authority pursuant to this chapter;

4 (7) "Net new revenue fund", the net new revenue fund of the
5 port authority required to be established pursuant to section
6 68.218, which fund shall contain at least four separate
7 segregated accounts into which payments in lieu of taxes are
8 deposited in one account, economic activity taxes are deposited
9 in a second account, state new revenues are deposited into a
10 third account, and other revenues, if any, received by the port
11 authority for the purpose of implementing the development plan or
12 a project are deposited in a fourth account; provided, however,
13 special assessments levied pursuant to section 68.230 shall not
14 be deposited to any account within the net new revenue fund;

15 (8) "Net new revenues", include payments in lieu of taxes
16 and economic activity, state sales tax increment, and state
17 income tax increment;

18 (9) "Obligations", bonds, loans, debentures, notes, special
19 certificates, or other evidences of indebtedness issued for the
20 purpose of financing qualified project costs;

21 (10) "Payments in lieu of taxes", those revenues from real
22 property in each project area, which taxing districts would have
23 received had the port authority not established such project
24 area, and which would result from levies made after the time of

1 the establishment of the project area during the time the current
2 total equalized assessed value of real property in such project
3 area exceeds the total initial equalized assessed value of real
4 property in such project area until the designation of such
5 project area is terminated pursuant to section 68.224; provided
6 such revenues shall not include any such revenues to be deposited
7 to a special allocation fund pursuant to a redevelopment plan
8 originally adopted, before the establishment of the riverfront
9 development district, pursuant to sections 99.800 to 99.865,
10 RSMo;

11 (11) "Port authority", a political subdivision established
12 pursuant to this chapter which has a port district located in any
13 home rule city with more than four hundred thousand inhabitants
14 and located in more than one county;

15 (12) "Project", any development project within a district
16 established by the port authority in furtherance of the
17 objectives of the development plan;

18 (13) "Project area", an area within the district
19 established by resolution of the port authority as the
20 geographical boundaries of a project, which area shall be legally
21 described in the resolution establishing such area;

22 (14) "Qualified project costs", include any and all
23 reasonable or necessary costs incurred or estimated to be
24 incurred by the port authority, or a person or entity authorized

1 by the port authority, in furtherance of the development of the
2 district. Such costs include, but are not limited to, the
3 following:

4 (a) Costs of studies, surveys, plans, and specifications;

5 (b) Professional service costs, including, but not limited
6 to, architectural, engineering, legal, marketing, financial,
7 planning, and special services;

8 (c) Administrative fees and costs of the port authority in
9 carrying out the purposes of sections 68.200 to 68.240 in a total
10 amount not to exceed five percent of the net new revenues
11 deposited to the net new revenue fund;

12 (d) Property assembly costs, including, but not limited to,
13 acquisition of land and other property, real or personal, or
14 rights or interests therein, demolition of buildings, and the
15 clearing and grading of land;

16 (e) Costs of rehabilitating, reconstructing, maintaining,
17 repairing, and remodeling of existing buildings and fixtures;

18 (f) Costs of construction of public works or improvements;

19 (g) Financing costs, including, but not limited to, all
20 necessary and incidental expenses related to the issuance of
21 obligations, and which may include capitalized interest on any
22 such obligations and reasonable reserves related to any such
23 obligations;

24 (h) All or a portion of a taxing district's capital costs

1 resulting from the project necessarily incurred or to be incurred
2 in furtherance of the objectives of the project, to the extent
3 the port authority by written agreement accepts and approves such
4 costs; and

5 (i) Relocation costs to the extent that a port authority
6 determines that relocation costs shall be paid or are required to
7 be paid by federal or state law;

8 (15) "State income tax increment", the estimate of the
9 income tax due the state for salaries or wages paid to new
10 employees in new jobs:

11 (a) At a business located in the development project area;
12 and

13 (b) Created by the development project.

14 The estimate shall be a percentage of the gross payroll which
15 percentage shall be based upon an analysis by the department of
16 revenue of the practical tax rate on income, factoring in
17 deductions and exemptions.

18 (16) "State net new revenues", that percentage of state
19 sales tax increment or state income tax increment or some
20 combination of a percentage of each such increment as approved by
21 the department of economic development pursuant to section
22 68.220;

23 (17) "State sales tax increment", the incremental increase

1 in the state sales tax revenue generated within each project area
2 above the amount of such revenues received in the calendar year
3 before the establishment of such project area. In the event a
4 business relocates from a site within the state to any such
5 project area, for purposes of such business, state sales tax
6 increment shall mean the incremental increase in the state sales
7 tax revenue generated by such business above the amount of such
8 revenues generated by such business in the calendar year before
9 the year of the closing of such business at its previous
10 location;

11 (18) "State sales tax revenues", the general revenue
12 portion of state sales tax revenues received pursuant to section
13 144.020, RSMo, excluding sales taxes that are constitutionally
14 dedicated, taxes deposited to the school district trust fund in
15 accordance with section 144.701, RSMo, sales and use taxes on
16 motor vehicles, trailers, boats, and outboard motors, and future
17 sales taxes earmarked by law;

18 (19) "Taxing district", any political subdivision of this
19 state having the power to levy taxes, which political subdivision
20 is located wholly or partially within the riverfront development
21 district, as proposed or established;

22 (20) "Total equalized assessed value", in regard to a
23 project area, the most recently ascertained equalized assessed
24 value of each taxable lot, block, tract, or parcel of real

1 property within such project area; and

2 (21) "Total initial equalized assessed value", in regard to
3 a project area, that amount certified by the county assessor
4 which equals the total equalized assessed value of such project
5 area during the calendar year preceding the year of the adoption
6 of the resolution establishing such project area.

7 68.204. 1. A port authority may, by resolution, establish
8 a riverfront development district, approve a development plan,
9 approve one or more projects, and establish a project area for
10 each project.

11 2. No riverfront development district shall be established
12 without a finding by the port authority that such district has
13 not been subject to growth and development on the whole by
14 private enterprise except with the help of public assistance
15 pursuant to chapter 99, RSMo, or chapter 353, RSMo, and would not
16 reasonably be anticipated to be developed on the whole without
17 the adoption of the development plan and public assistance
18 pursuant to sections 68.200 to 68.240.

19 3. Upon the adoption of a resolution establishing a
20 riverfront development district, the port authority shall submit
21 such resolution to the clerk of the municipality. The
22 municipality may, by ordinance introduced within ninety days from
23 the adoption of such resolution, authorize the establishment of
24 such district. No resolution establishing a riverfront

1 development district shall become effective unless and until the
2 municipality by ordinance authorizes the establishment of such
3 district.

4 4. No development plan shall be approved without the
5 establishment of a riverfront development district, and no
6 project shall be approved without the establishment of a project
7 area for such project and the approval of the development plan;
8 provided, however, the establishment of a riverfront development
9 district, approval of the development plan, approval of one or
10 more projects, and the establishment of project areas may occur
11 simultaneously. No project shall be approved more than fifteen
12 years following the approval of the development plan.

13 5. No riverfront development district shall be established
14 and no development plan shall be approved until after a public
15 hearing is held in accordance with section 68.210.

16 68.206. The development plan shall set forth in writing its
17 objectives, a general description of the program to be undertaken
18 to accomplish such objectives, and shall include, but not
19 necessarily be limited to, a general description of the
20 anticipated types of projects that may be approved to implement
21 the development plan, a general description of the public
22 improvements anticipated to be completed to meet the objectives
23 of the development plan, an estimate of the anticipated qualified
24 project costs, an estimate of the net new revenues to be

1 generated within the riverfront development district, a plan for
2 assisting the relocation, if any, of businesses or residences
3 located in the district as may be necessary to implement the
4 development plan, and an analysis showing the economic impact on
5 each affected taxing district if the development plan is
6 implemented and if it is not implemented.

7 68.208. The plan for each project shall set forth in
8 writing a general description of the private and public
9 improvements to be completed, the estimated qualified project
10 costs, the anticipated sources of funds to pay such qualified
11 project costs, the anticipated type and term of the obligations,
12 if any, to be issued to finance such qualified project costs, an
13 estimate of the net new revenues to be generated within the
14 project area for such project, the estimated total initial
15 equalized assessed value of such project area, an estimate as to
16 the equalized assessed valuation of such project area after the
17 improvements within such project area are completed, a legal
18 description of such project area, and the general land uses to
19 apply in such project area.

20 68.210. 1. Before the adoption of a resolution
21 establishing a riverfront development district or approving a
22 development plan or project, the port authority shall fix a time
23 and place for a public hearing and notify each taxing district.
24 Such notice shall comply with the provisions of section 68.212.

1 2. At the public hearing any interested person or affected
2 taxing district may file with the port authority written
3 objections to, or comments on, and may be heard orally in respect
4 to, any issues embodied in the notice. The port authority shall
5 hear and consider all protests, objections, comments, and other
6 evidence presented at the hearing. The hearing may be continued
7 to another date without further notice other than a motion to be
8 entered upon the minutes fixing the time and place of the
9 subsequent hearing.

10 3. Before the conclusion of the hearing, changes may be
11 made in the development plan, a project, or riverfront
12 development district, provided that such changes are available in
13 writing at the public hearing. After the public hearing but
14 before the adoption of a resolution establishing the riverfront
15 development district or approving the development plan or a
16 project, whichever the case may be, changes may be made to any
17 such proposed development plan, project, or district without a
18 further hearing, if such changes do not enlarge the exterior
19 boundaries of the district, or do not substantially affect the
20 general land uses, or substantially change the nature of the
21 projects described in the development plan, provided that notice
22 of such changes shall be given by mail to each affected taxing
23 district and by publication in a newspaper of general circulation
24 in the district, not less than ten days before the adoption of

1 the changes by resolution. After the adoption of a resolution
2 designating the district or approving the development plan or
3 project, no resolution shall be adopted altering the exterior
4 boundaries of the district, substantially affecting the general
5 land uses, or substantially changing the nature of the projects
6 described in the development plan without holding a public
7 hearing in accordance with this section.

8 4. One public hearing may be held for the simultaneous
9 consideration of the district, the development plan, and any one
10 or more projects.

11 68.212. 1. Notice of a public hearing required by section
12 68.210 shall be given by publication. Notice by publication
13 shall be given by publication at least twice, the first
14 publication to be not more than thirty days and the second
15 publication to be not more than ten days before the hearing, in a
16 newspaper of general circulation in the proposed district.

17 2. Not less than forty-five days before the date set for a
18 public hearing required by section 68.210, the port authority
19 shall give notice by certified mail to each taxing district, and
20 in addition to the other requirements pursuant to subsection 4 of
21 this section, the notice shall include an invitation to each
22 taxing district to submit comments to the port authority
23 concerning the subject matter of the hearing before the date of
24 the hearing.

1 3. Not less than thirty days before the date set for a
2 public hearing required by section 68.210 for the establishment
3 of a project area, the port authority shall give notice by mail
4 to the person or persons in whose name the general taxes for the
5 last preceding year were paid on each lot, block, tract, or
6 parcel of land lying wholly or partially within the proposed
7 project area. In the event taxes for the last preceding year
8 were not paid, the notice shall also be sent to the persons last
9 listed on the tax rolls within the preceding three years as the
10 owners of such property.

11 4. The notices published or issued pursuant to this section
12 shall include the following:

13 (1) The time and place of the public hearing;

14 (2) The general boundaries of the riverfront development
15 district by street location, where possible;

16 (3) A statement that all interested persons shall be given
17 an opportunity to be heard at the public hearing;

18 (4) A description of the development plan or project, as
19 applicable, and a location and time where the entire development
20 plan or project, as applicable, may be reviewed by any interested
21 party; and

22 (5) Such other matters as the port authority may deem
23 appropriate.

24 5. A copy of any and all hearing notices required by

1 section 68.210 shall be submitted by the port authority to the
2 director of the department of economic development and the time
3 such notices are mailed or published, as applicable.

4 68.214. In addition to and without limiting the powers of
5 the port authority set forth in this chapter, the port authority
6 shall have all the powers necessary to carry out and effectuate
7 the purposes and provisions of sections 68.200 to 68.240,
8 including, but not limited to, the following:

9 (1) To exercise any of its powers set forth in this chapter
10 as necessary or desirable to carry out and effectuate the
11 purposes of sections 68.200 to 68.240;

12 (2) To fix, charge, and collect fees, rents, and other
13 charges for use of any of the port authority's real or personal
14 property, or any interest therein;

15 (3) To loan the proceeds of obligations or other funds it
16 receives;

17 (4) To make expenditures, create reserve funds, and use all
18 or any portion of any funds it receives to pay for qualified
19 project costs or reimburse qualified project costs incurred, or
20 otherwise as necessary to carry out and effectuate the purposes
21 of sections 68.200 to 68.240;

22 (5) To pledge all or any part or any combination of net new
23 revenues, or mortgage all or any part of any project to secure
24 obligations;

1 (6) To enter into one or more agreements with the
2 municipality for the purpose of abating any public nuisance
3 within the boundaries of the district including, but not limited
4 to, the stabilization, repair or maintenance, or demolition and
5 removal of buildings or structures;

6 (7) Within the district, to provide assistance to or to
7 construct, reconstruct, install, repair, maintain, operate, and
8 equip any of the following improvements:

9 (a) Historical exhibits, arenas, aquariums, aviaries,
10 educational attractions, cultural attractions, and any other
11 facilities supporting or attracting tourism;

12 (b) Recreational parks and facilities, sidewalks,
13 pedestrian paths, streets, alleys, bridges, ramps, tunnels,
14 overpasses, underpasses, and other transportation improvements,
15 traffic signs and signals, utilities, drainage, water, storm and
16 sewer systems, and other site improvements, including any such
17 improvements located outside the district as necessary to support
18 development within the district;

19 (c) Industrial parks, terminals, terminal facilities,
20 warehouses, office parks, and mixed-use facilities;

21 (d) Parking lots, garages, and other facilities;

22 (e) Telephone and information booths, bus stops and other
23 shelters, restrooms, and kiosks;

24 (f) Streetscape, lighting, benches or other seating

1 furniture, trash receptacles, marquees, awnings, canopies, walls,
2 and barriers;

3 (g) Parks, green space, trees, and any other landscape;

4 (h) Lakes, dams, waterways, wetlands, and other water
5 features;

6 (i) Paintings, murals, display cases, sculptures, and
7 fountains;

8 (j) Convention centers and meeting facilities;

9 (k) Residential and commercial developments;

10 (l) Pedestrian or shopping malls and plazas;

11 (m) Music, news, and child-care facilities; and

12 (n) Any other useful, necessary, or desired improvement;

13 (8) Within the district, to prohibit or restrict vehicular
14 and pedestrian traffic and vendors on streets, alleys, malls,
15 bridges, ramps, sidewalks, and tunnels and to provide the means
16 for access by emergency vehicles to or in such areas;

17 (9) Within the district, to operate or to contract for the
18 provision of music, news, child-care or parking facilities, and
19 buses, minibuses, or other modes of transportation;

20 (10) Within the district, to lease space for sidewalk café
21 tables and chairs;

22 (11) Within the district, to provide or contract for the
23 provision of security personnel, equipment, or facilities for the
24 protection of property and persons;

1 (12) Within the district, to provide or contract for
2 cleaning, maintenance, and other services to public and private
3 property;

4 (13) To produce and promote any tourism, recreational, or
5 cultural activity or special event in the district by, but not
6 limited to, advertising, decorating of any public place in the
7 district, promoting of such activity and special events, and
8 furnishing music in any public place;

9 (14) To establish an endowment fund, with proceeds from
10 obligations or any other funds received by the port authority,
11 for the purpose of maintaining or operating any improvements
12 located within the district which are owned, leased, or operated
13 by the port authority;

14 (15) To support business activity and economic development
15 within the district including, but not limited to, the promotion
16 of business activity, development, and retention, and the
17 recruitment of developers and businesses;

18 (16) To levy special assessments pursuant to section
19 68.230;

20 (17) To appoint one or more advisory committees to the port
21 authority; and

22 (18) To contract for or conduct economic, planning,
23 marketing, or other studies.

24 68.218. 1. The port authority, after establishing a

1 riverfront development district, shall establish a net new
2 revenue fund for the district.

3 2. Immediately upon the adoption of a resolution
4 establishing a project area pursuant to sections 68.200 to
5 68.240, the county assessor shall determine the total initial
6 equalized assessed value of such project area and shall provide
7 to the port authority written certification of such amount.

8 3. Upon the adoption of a resolution establishing a project
9 area pursuant to sections 68.200 to 68.240, during a period not
10 exceeding twenty-five calendar years as specified in such
11 resolution, unless and until the establishment of such project
12 area is terminated by resolution of the port authority, the ad
13 valorem taxes and payments in lieu of taxes, if any, arising from
14 the levies upon taxable real property in such project area by
15 taxing districts at the tax rates determined in the manner
16 provided in section 68.226 shall be divided as follows:

17 (1) That portion of taxes, penalties, and interest levied
18 upon each taxable lot, block, tract, or parcel of real property
19 in such project area which is attributable to the total initial
20 equalized assessed value of real property in such project area
21 shall be allocated to and, when collected, shall be paid by the
22 collecting authority to the respective affected taxing districts
23 in the manner required by law in the absence of the establishment
24 of such project area;

1 (2) Payments in lieu of taxes attributable to the increase
2 in the current total equalized assessed value of real property in
3 such project area and any applicable penalty and interest over
4 and above the total initial equalized assessed value of real
5 property in such project area shall be allocated to and, when
6 collected, shall be paid by the collecting officer to the port
7 authority and the port authority shall deposit such payments in
8 lieu of taxes into a separate segregated account for payments in
9 lieu of taxes in the net new revenue fund; provided, however, in
10 the event the resolution approving the project for such project
11 area specifies a percentage limit of payments in lieu of taxes
12 from such project area to be deposited to the net new revenue
13 fund, then only such percentage of any such payment in lieu of
14 tax shall be allocated to, and paid by the collecting officer to
15 the port authority. Payments in lieu of taxes which are due and
16 owing shall constitute a lien against the real property from
17 which such payments in lieu of taxes are derived and shall be
18 collected in the same manner as real property taxes, including
19 the assessment of penalties and interest where applicable. The
20 lien of payments in lieu of taxes may be foreclosed in the same
21 manner as the lien of real property taxes. No part of the
22 current total equalized assessed value of real property in any
23 such project area attributable to any increase above the total
24 initial equalized assessed value of real property in such project

1 area shall be used in calculating the general state school aid
2 formula provided for in section 163.031, RSMo, in each of the
3 calendar years following the adoption of the resolution
4 establishing such project area pursuant to sections 68.200 to
5 68.240, and for which payments in lieu of taxes are being made,
6 unless and until the establishment of such project area is
7 terminated by resolution of the port authority; and

8 (3) For purposes of this section, "levies upon taxable real
9 property in such project area by taxing districts" shall not
10 include the blind pension fund tax levied pursuant to the
11 authority of article III, section 38(b) of the Missouri
12 Constitution, or the merchants' and manufacturers' inventory
13 replacement tax levied pursuant to the authority of subsection 2
14 of section 6 of article X, of the Missouri Constitution.

15 4. Upon the adoption of a resolution establishing a project
16 area pursuant to sections 68.200 to 68.240, during a period not
17 exceeding twenty-five calendar years as specified in such
18 resolution, unless and until the establishment of such project
19 area is terminated by resolution of the port authority, all of
20 the economic activity taxes from such project area shall be
21 allocated to and, when collected, shall be paid by the collecting
22 officer to the port authority and the port authority shall
23 deposit such funds in a separate segregated account for economic
24 activity taxes within the net new revenue fund; provided,

1 however, in the event the resolution approving the project for
2 such project area specifies a percentage limit of economic
3 activity taxes from such project area to be deposited to the net
4 new revenue fund, then only such percentage of any such economic
5 activity tax shall be allocated to, and paid by the collecting
6 officer to the port authority. The expenditure or pledge of
7 economic activity taxes deposited to the net new revenue fund
8 shall be subject to annual appropriation by the port authority.

9 68.220. 1. Before or after the adoption of a resolution
10 establishing each project area, a port authority may submit an
11 application to the department of economic development for
12 approval of the use of state net new revenues, or any portion
13 thereof, to fund the project for any such project area. An
14 application submitted to the department of economic development
15 shall contain the following, in addition to a copy of the
16 development plan meeting the requirements of section 68.206:

17 (1) The approved percentage or proposed percentage, as
18 applicable, of economic activity taxes and payments in lieu of
19 taxes and the estimated amount of each such tax to be deposited
20 to the net new revenue fund; provided that such amounts must be
21 estimated to be necessary to pay all or a portion of the
22 estimated qualified project costs for such project and provided
23 that the percentages of each such tax shall be one of the
24 following:

1 (a) One hundred percent of the payments in lieu of taxes
2 and fifty percent of the economic activity taxes deposited to the
3 net new revenue fund;

4 (b) Fifty percent of the payments in lieu of taxes and one
5 hundred percent of the economic activity taxes deposited to the
6 net new revenue fund;

7 (c) Seventy-five percent of the payments in lieu of taxes
8 and seventy-five percent of the economic activity taxes deposited
9 to the net new revenue fund; or

10 (d) Some substantially similar percentage combination of
11 each such tax provided that the sum total of such percentages
12 equals one hundred fifty;

13 (2) A statement that the estimated total amount of local
14 net new revenues to be deposited to the net new revenue fund is
15 equal to or more than the estimated amount of state net new
16 revenues to be deposited to the net new revenue fund;

17 (3) Identification of the existing businesses located
18 within each such project area;

19 (4) The amount of state sales tax revenues generated in
20 each such project area in the calendar year before the year in
21 which each such project area is established or is to be
22 established and the estimated amount of state income tax withheld
23 on behalf of existing employees, reported by existing businesses
24 within each such project area, for the calendar year before the

1 year in which each such project area is established or is to be
2 established;

3 (5) An estimate of the state sales tax increment to be
4 generated within each such project area and an estimate of the
5 state income tax increment to be generated within each such
6 project area;

7 (6) An affidavit that is signed by the developer or
8 developers designated by the port authority, if any, attesting
9 that the provisions of subsection 2 of section 68.204 have been
10 met and specifying that the district would not be reasonably
11 anticipated to be developed without the appropriation of the
12 state net new revenues;

13 (7) The cost-benefit analysis required by section 68.206
14 includes a study of the fiscal impact on the state of Missouri;

15 (8) The number of years, amounts and types of state net new
16 revenues sought by the port authority for deposit to the net new
17 revenue fund to pay qualified project costs;

18 (9) The underlying assumptions used in the application for
19 determining the estimated amounts to be included in the
20 application; and

21 (10) Any other information reasonably requested by the
22 department of economic development.

23 2. Within thirty days of receipt of the application, the
24 department of economic development shall advise the port

1 authority as to whether it has provided all required information
2 to the department of economic development and such additional
3 information, if any, that the port authority is required to
4 submit to the department of economic development. Within thirty
5 days following receipt of all such information, the department of
6 economic development shall make all reasonable efforts to process
7 such application.

8 3. Upon completion of processing each such application, the
9 director of the department of economic development and the
10 commissioner of the office of administration shall issue a
11 certificate of approval of such application or shall issue a
12 certificate stating the reasons such application is denied. In
13 the event of the approval of such application, the certificate of
14 approval shall set forth the percentage of and number of years
15 each type of state net new revenue that shall be available for
16 appropriation for deposit to the state riverfront development
17 financing fund, and the department of economic development shall
18 immediately and each year thereafter request appropriation
19 authority when the general assembly is in session, or if not in
20 session, the department of economic development shall include
21 such an appropriation request in its next appropriation cycle and
22 each year thereafter, in accordance with the certificate of
23 approval.

24 4. At no time shall the aggregate annual amount of state

1 net new revenues appropriated pursuant to sections 68.200 to
2 68.240 exceed fifteen million dollars.

3 5. No state net new revenues for any one project area shall
4 be appropriated pursuant to sections 68.200 to 68.240 for more
5 than fifteen years, unless prior approval for a longer term is
6 given by the director of the department of economic development
7 and the commissioner of the office of administration; except
8 that, in no case shall the duration exceed twenty-five years and
9 no such appropriation of state net new revenues for any project
10 area shall be made following the termination of the designation
11 of such project area pursuant to section 68.224.

12 6. The port authority shall deposit such state sales tax
13 increment and state income tax increment in a separate segregated
14 account for each such increment within the net new revenue fund.

15 7. The department of economic development may charge a
16 reasonable fee to be submitted with an application submitted by a
17 port authority pursuant to this section, the amount of which
18 shall be an estimate of the amount needed to recover the costs
19 for personnel and other expenses incurred by the department of
20 economic development in processing the application. Such fees
21 shall be deposited into the state riverfront development
22 financing fund created in section 68.222.

23 8. Qualified project costs may include, at the prerogative
24 of the department of economic development, the portion of

1 salaries and expenses of the department of economic development
2 allocable to each project area of an application approved
3 pursuant to this section for the ongoing administrative functions
4 associated with such project. Such amounts shall be deposited
5 into the state riverfront development financing fund created in
6 section 68.222.

7 68.222. 1. There is hereby created in the state treasury
8 the "State Riverfront Development Financing Fund", to be
9 administered by the department of economic development. The
10 department of economic development shall annually distribute to
11 the port authority the state net new revenues appropriated and
12 deposited to the state riverfront development financing fund
13 provided that the requirements set forth in sections 68.200 to
14 68.240 are met.

15 2. In no event shall the state net new revenues approved
16 for a project, in addition to any other state funding or
17 incentives, exceed the projected state economic benefit of a
18 project, as determined by the department of economic development.

19 3. Notwithstanding the provisions of section 33.080, RSMo,
20 to the contrary, any moneys remaining in the fund at the end of
21 the biennium shall not revert to the credit of the general
22 revenue fund.

23 4. The state treasurer shall invest moneys in the fund in
24 the same manner as other funds are invested. Any interest and

1 moneys earned on such investments shall be credited to the fund.

2 68.224. 1. When all qualified project costs and all
3 obligations have been paid in full, the port authority shall
4 adopt a resolution terminating the establishment of all project
5 areas, or the port authority may at any earlier time adopt a
6 resolution terminating the establishment of any project area
7 provided the port authority determines that net new revenues
8 generated within such project area are no longer needed for the
9 payment or reimbursement of qualified project costs or the
10 payment of obligations. Immediately upon the adoption of a
11 resolution terminating the establishment of all project areas,
12 all payments in lieu of taxes, all economic activity taxes, and
13 other net new revenues then remaining in the net new revenue fund
14 shall be deemed to be surplus funds; and thereafter, the rates of
15 the taxing districts shall be extended and taxes levied,
16 collected, and distributed in the manner applicable in the
17 absence of the establishment of any such project area. Surplus
18 payments in lieu of taxes shall be paid to the county collector
19 who shall immediately thereafter pay such funds to the affected
20 taxing districts in the same manner and proportion as the most
21 recent distribution by the collector to the affected districts of
22 real property taxes from real property in the district. Surplus
23 economic activity taxes shall be paid to the affected taxing
24 districts in proportion to the then current levy rates of such

1 taxing districts that are attributable to economic activity
2 taxes. Surplus state sales tax increment and state income tax
3 increment shall be paid to the state. Any other funds remaining
4 in the net new revenue fund following the adoption of a
5 resolution terminating the establishment of all project areas in
6 accordance with this section shall be deposited to the general
7 fund of the port authority.

8 2. Upon the payment of all qualified project costs,
9 retirement of obligations, and the distribution of any surplus
10 funds pursuant to this section, the port authority shall adopt a
11 resolution dissolving the net new revenue fund and terminating
12 the establishment of the riverfront development district as a
13 riverfront development district.

14 3. Nothing in sections 68.200 to 68.240 shall be construed
15 as relieving property in such district from paying a uniform rate
16 of taxes, as required by article X, section 3 of the Missouri
17 Constitution.

18 68.226. During the period specified in the resolution
19 establishing a project area pursuant to sections 68.200 to
20 68.240, unless and until the establishment of such project area
21 is terminated by resolution of the port authority, then, in
22 respect to every affected taxing district, the county clerk, or
23 any other official required by law to ascertain the amount of the
24 equalized assessed value of all taxable property within such

1 project area for the purpose of computing any debt service levies
2 to be extended upon taxable property within such project area,
3 shall ascertain the amount of value of taxable property in such
4 project area by including in such amount the certified total
5 initial equalized assessed value of all taxable real property in
6 such project area in lieu of the equalized assessed value of all
7 taxable real property in such project area. For the purpose of
8 measuring the size of payments in lieu of taxes pursuant to
9 sections 68.200 to 68.240, all tax levies shall then be extended
10 to the current equalized assessed value of all property in such
11 project area in the same manner as the tax rate percentage is
12 extended to all other taxable property in the taxing district.

13 68.230. 1. In furtherance of the objectives of the
14 development plan, the port authority may levy by resolution one
15 or more special assessments against any portion of real property
16 within the district, upon receipt of and in accordance with a
17 petition signed by a majority of the owners of all real property
18 to be subject to such special assessment.

19 2. The special assessment petition shall be in
20 substantially the following form:

21 The port authority shall be authorized to levy a special
22 assessment against real property legally described on the
23 attached Exhibit A for the purpose of providing revenue for

..... (insert general description of specific service or projects), such real property, such special assessment to be levied against each tract, lot, or parcel of such real property which receives special benefit as a result of such service or projects, the cost of which shall be allocated among this property by (insert method of allocation, such as per square foot of property per square foot on each square foot of improvement; by abutting foot of property abutting streets, roads, highways, parks, or other improvements; or any other reasonable method) in an amount not to exceed dollars per (insert unit of measure). Such authorization to levy the special assessment shall expire on (insert date).

3. The method for allocating such special assessments set forth in the petition may be any reasonable method which results in imposing assessments upon real property benefited in relation to the benefit conferred upon each respective tract, lot, or parcel of real property and the cost to provide such benefit. Such special assessment may be levied annually or in one lump sum to be paid in one lump sum or in substantially equal annual installments.

4. By resolution, the port authority may annually levy a special assessment rate lower than the rate ceiling set forth in the petition authorizing the special assessment and may annually

1 increase such lowered special assessment rate to a level not
2 exceeding the special assessment rate ceiling set forth in the
3 petition without further approval of the real property owners;
4 provided that a district imposing a special assessment pursuant
5 to this section may not repeal or amend such special assessment
6 or lower the rate of such special assessment if such repeal,
7 amendment, or lower rate will impair the district's ability to
8 pay any liabilities that it has incurred, money that it has
9 borrowed, or obligations that it has issued.

10 5. Each special assessment which is due and owing shall
11 constitute a perpetual lien against each tract, lot, or parcel of
12 property from which it is derived. Such lien may be foreclosed
13 in the same manner as any other special assessment lien as
14 provided in section 88.861, RSMo.

15 6. No special assessment levied by the port authority shall
16 be levied on any property exempt from taxation pursuant to
17 subdivision (5) of section 137.100, RSMo. Those owners of
18 property exempt pursuant to subdivision (5) of section 137.100,
19 RSMo, may voluntarily subject such property to a special
20 assessment by executing the petition authorizing such special
21 assessment.

22 7. A separate fund or account shall be created by the port
23 authority for each special assessment levied and each such fund
24 or account shall be identifiable by a suitable title. The

1 proceeds of such assessments shall be credited to such fund or
2 account. Such fund or account shall be used solely to pay the
3 costs incurred in undertaking the specified service or project.

4 8. Upon completion of the specified service or project or
5 both, the balance remaining in such fund or account established
6 for such specified service or project or both shall be returned
7 or credited against the amount of the original assessment of each
8 parcel of property pro rata based on the method of assessment of
9 such special assessment.

10 9. The authority of the port authority to levy special
11 assessments shall be independent of the limitations and
12 authorities of the municipality; specifically, section 88.812,
13 RSMo, shall not apply to the port authority.

14 10. The county collector of each county in which the
15 district is located shall collect the special assessments made
16 upon all real property within the district, in the same manner as
17 real property taxes are collected. If the special assessment is
18 based on something other than the assessed value of real
19 property, the district shall provide the information on which
20 such special assessment is based for all applicable real
21 property. Such county collector shall, on or before the
22 fifteenth day of each month and after deducting the reasonable
23 and actual cost of such collection but not to exceed one percent
24 of the total amount collected, remit to the port authority the

1 amount such special assessment collected before the first day of
2 such month. Upon receipt of such amount, the port authority
3 shall execute a receipt for such amount and forward such receipt
4 to such county collector.

5 68.232. 1. By the last day of March of each year, the port
6 authority shall report to the municipality concerning the status
7 of the development plan and the approved projects, and shall
8 submit a copy of such report to the director of the department of
9 economic development. The report shall include the following:

10 (1) The amount and source of revenue in the net new revenue
11 fund;

12 (2) The amount and purpose of expenditures from the net new
13 revenue fund;

14 (3) The amount of any pledge of net new revenues to secure
15 and the amount of any outstanding principal and interest on any
16 outstanding obligations;

17 (4) The initial equalized assessed value of each project
18 area, as applicable;

19 (5) The current equalized assessed value of each project
20 area, as applicable;

21 (6) Payments in lieu of taxes received and expended during
22 the prior calendar year;

23 (7) The economic activity taxes, state sales tax revenue
24 and state income tax generated within each project area in the

1 calendar year before the establishment of such project area;

2 (8) The economic activity taxes deposited to the net new
3 revenue fund during the prior calendar year, and the state sales
4 tax increment and the state income tax increment deposited to the
5 net new revenue fund during the prior calendar year;

6 (9) Reports on contracts entered into by the port authority
7 which are incident to the implementation and furtherance of a
8 development plan, and the included projects;

9 (10) A copy of the development plan;

10 (11) The cost of any property acquired, disposed of,
11 rehabilitated, reconstructed, repaired, or remodeled pursuant to
12 a project during the prior calendar year; and

13 (12) Any additional information the department of economic
14 development deems reasonably necessary.

15 3. Data contained in the report mandated pursuant to this
16 section and any information regarding amounts disbursed to port
17 authorities pursuant to sections 68.200 to 68.240 shall be deemed
18 a public record, as defined in section 610.010, RSMo.

19 4. The director of the department of economic development
20 shall submit a report to the speaker of the house of
21 representatives and the president pro tempore of the senate no
22 later than the last day of April of each year. The report shall
23 contain a summary of all information received by the director
24 pursuant to this section.

1 68.234. 1. An annual statement showing the payments in
2 lieu of taxes received and expended in that year, the status of
3 the development plan and the included projects therein, amount of
4 outstanding obligations, and any additional information the port
5 authority deems necessary shall be published in a newspaper of
6 general circulation in the district.

7 2. Five years after the establishment of a development plan
8 and every five years thereafter the port authority shall hold a
9 public hearing regarding the development plan and the projects
10 adopted pursuant to sections 68.200 to 68.240. The purpose of
11 the hearing shall be to determine if the development plan and the
12 projects are making satisfactory progress under the proposed time
13 schedule contained within the approved development plan for
14 completion of such projects. Notice of such public hearing shall
15 be given in a newspaper of general circulation in the district
16 once each week for four weeks immediately prior to the hearing.

17 68.236. Beginning in calendar year 2005, and every five
18 years thereafter, a joint committee of the general assembly,
19 composed of five members appointed by the speaker of the house of
20 representatives and five members appointed by the president pro
21 tempore of the senate, shall review sections 68.200 to 68.240. A
22 report based on such review, with any recommended legislative
23 changes, shall be submitted to the speaker of the house of
24 representatives and the president pro tempore of the senate no

1 later than February first following the year in which the review
2 is conducted.

3 68.238. No lawsuit to set aside a district or project area
4 established, development plan or project approved, or a tax
5 levied pursuant to sections 68.200 to 68.240 or to otherwise
6 question the validity of the proceedings related thereto shall be
7 brought after the expiration of ninety days from the effective
8 date of the resolution in question.

9 68.240. If any section, subsection, subdivision, paragraph,
10 sentence, or clause of sections 68.200 to 68.240 is, for any
11 reason, held to be invalid or unconstitutional, such decision
12 shall not affect any remaining portion, section, or part thereof
13 which can be given effect without the invalid provision.

14 135.205. For purposes of sections 135.200 to 135.256, an
15 area must meet all the following criteria in order to qualify as
16 an enterprise zone:

17 (1) The area is one of pervasive poverty, unemployment, and
18 general distress;

19 (2) At least sixty-five percent of the residents living in
20 the area have incomes below eighty percent of the median income
21 of all residents within the state of Missouri according to the
22 last decennial census or other appropriate source as approved by
23 the director;

24 (3) The resident population of the area must be at least

1 [four] three thousand but not more than seventy-two thousand at
2 the time of designation as an enterprise zone if the area lies
3 within a metropolitan statistical area, as established by the
4 United States Census Bureau; or, if the area does not lie within
5 a metropolitan statistical area, the resident population of the
6 area at the time of designation must be at least one thousand but
7 not more than twenty thousand inhabitants. If the population of
8 the jurisdiction of the governing authority does not meet the
9 minimum population requirements set forth in this subdivision,
10 the population of the area must be at least fifty percent of the
11 population of the jurisdiction; provided, however, no enterprise
12 zone shall be created which consists of the total area within the
13 political boundaries of a county; and

14 (4) The level of unemployment of persons, according to the
15 most recent data available from the division of employment
16 security or from the United States Bureau of Census and approved
17 by the director, within the area exceeds one and one-half times
18 the average rate of unemployment for the state of Missouri over
19 the previous twelve months, or the percentage of area residents
20 employed on a full-time basis is less than fifty percent of the
21 statewide percentage of residents employed on a full-time basis.

22 135.211. In addition to the number of enterprise zones
23 authorized in sections 135.206 and 135.210, the department of
24 economic development shall designate one enterprise zone in any

1 county of the third classification without a township form of
2 government and with more than forty-one thousand one hundred but
3 less than forty-one thousand two hundred inhabitants and in any
4 city of the fourth classification with more than one thousand
5 eight hundred but less than one thousand nine hundred and located
6 in more than one county. Such enterprise zone designations shall
7 have the same boundaries as such county and city, and shall only
8 be made if the area which is to be included in the enterprise
9 zone meets all the requirements of section 135.205, RSMo.

10 135.259. In addition to the number of enterprise zones
11 authorized pursuant to sections 135.206, 135.210, 135.256, and
12 135.257, the department of economic development shall designate
13 one such zone for any county of the third classification without
14 a township form of government and with more than seventeen
15 thousand nine hundred but less than eighteen thousand
16 inhabitants. Such enterprise zone designation shall only be made
17 if such area which is to be included in the enterprise zone meets
18 all the requirements of section 135.205.

19 135.260. In addition to the number of enterprise zones
20 authorized pursuant sections 135.206 and 135.210, the department
21 of economic development shall designate one such zone in every
22 city of the fourth classification with more than five thousand
23 two hundred but less than five thousand three hundred inhabitants
24 located in any county of the first classification without a

1 charter form of government and with more than one hundred four
2 thousand six hundred but less than one hundred four thousand
3 seven hundred inhabitants and every village with more than three
4 thousand but less than three thousand one hundred inhabitants
5 that is located in any county with a charter form of government
6 and with more than one million inhabitants. Such enterprise zone
7 designations shall only be made if such area in the city which is
8 to be included meets all the requirements of section 135.205.

9 135.261. In addition to the number of enterprise zones
10 authorized in sections 135.206 and 135.210, the department of
11 economic development shall designate during the calendar year
12 2005 one enterprise zone in any county of the third
13 classification with a township form of government and with more
14 than eight thousand nine hundred but less than nine thousand
15 inhabitants, in any county of the third classification without a
16 township form of government and with more than eighteen thousand
17 nine hundred but less than nineteen thousand inhabitants, and in
18 any county of the third classification with a township form of
19 government and with more than eleven thousand five hundred but
20 less than eleven thousand six hundred inhabitants. Such
21 enterprise zone designations shall have the same boundaries as
22 each such county, and shall only be made if the area which is to
23 be included in the enterprise zone meets all the requirements of
24 section 135.205.

1 447.620. As used in sections 447.620 to 447.640, the
2 following terms mean:

3 (1) "Housing code", a local building, fire, health,
4 property maintenance, nuisance, or other ordinance which contains
5 standards regulating the condition or maintenance of residential
6 buildings;

7 (2) "Last known address", the address where the property is
8 located or the address as listed in the property tax records;

9 (3) ["Low- or moderate-income housing", housing for persons
10 and families who lack the amount of income necessary to rent or
11 purchase adequate housing without financial assistance, as
12 defined by such income limits as shall be established by the
13 Missouri housing development commission for the purposes of
14 determining eligibility under any program aimed at providing
15 housing for low- and moderate-income families or persons;

16 (4)] "Municipality", any incorporated city, town, or
17 village;

18 [(5)] (4) "Nuisance", any property which because of its
19 physical condition or use is a public nuisance or any property
20 which constitutes a blight on the surrounding area or any
21 property which is in violation of the applicable housing code
22 such that it constitutes a substantial threat to the life,
23 health, or safety of the public. For purposes of sections
24 447.620 to 447.640, any declaration of a public nuisance by a

1 municipality pursuant to an ordinance adopted pursuant to
2 sections 67.400 to 67.450, RSMo, shall constitute prima facie
3 evidence that the property is a nuisance;

4 [(6)] (5) "Organization", any Missouri not-for-profit
5 organization validly organized pursuant to law and whose purpose
6 includes the provision or enhancement of housing opportunities in
7 its community;

8 [(7)] (6) "Parties in interest", any owner or owners of
9 record, occupant, lessee, mortgagee, trustee, personal
10 representative, agent, or other party having an interest in the
11 property as shown by the land records of the recorder of deeds of
12 the county wherein the property is located, except in any
13 municipality contained wholly or partially within a county with a
14 population of over six hundred thousand and less than nine
15 hundred thousand, "parties in interest" shall mean owners,
16 lessees, mortgagees, or lienholders whose interest has been
17 recorded or filed in the public records;

18 [(8)] (7) "Rehabilitation", the process of improving the
19 property, including, but not limited to, bringing the property
20 into compliance with the applicable housing code.

21 447.622. Any organization may petition to have property
22 declared abandoned pursuant to the provisions of sections 447.620
23 to 447.640 and for temporary possession of such property, if:

24 (1) The property has been continuously unoccupied by

1 persons legally entitled to possession for at least one month
2 prior to the filing of the petition;

3 (2) The taxes are delinquent on the property;

4 (3) The property is a nuisance; and

5 (4) The organization intends to rehabilitate the property
6 [and use the property as low- or moderate-income housing].

7 447.625. 1. Any petition filed under the provisions of
8 sections 447.620 to 447.640 which pertains to property located
9 within any municipality contained wholly or partially within a
10 county with a population of over six hundred thousand and less
11 than nine hundred thousand shall meet the requirements of this
12 section.

13 2. Summons shall be issued and service of process shall be
14 had as in other in rem or quasi in rem civil actions.

15 3. The petition shall contain a prayer for a court order
16 approving the organization's rehabilitation plan and granting
17 temporary possession of the property to the organization. The
18 petition shall also contain a prayer for a sheriff's deed
19 conveying title to the property to the organization [at the
20 expiration of the one-year period following entry of the order
21 granting temporary possession of the property to the
22 organization] upon the completion of rehabilitation when no owner
23 has regained possession of the property pursuant to section
24 [447.438] 447.638.

1 4. The court shall stay any ruling on the organization's
2 prayer for a sheriff's deed until [the one-year period has
3 expired] rehabilitation has been completed.

4 5. The owner [shall be entitled to regain possession of the
5 property by motion instead of a new petition under section
6 447.638. The compensation to be paid shall be set] may file a
7 motion for restoration of possession of the property prior to the
8 completion of rehabilitation. The court shall determine whether
9 to restore possession to the owner and proper compensation to the
10 organization in the same manner as in section 447.638.

11 6. [The] Upon completion of rehabilitation the organization
12 may file a motion for sheriff's deed in place of a petition for
13 judicial deed under section 447.640.

14 7. The provisions of sections 447.620 to 447.640 shall
15 apply except where they are in conflict with this section.

16 447.632. The court shall grant the organization's petition
17 if the court finds that the conditions alleged by the plaintiff
18 as specified in section 447.622 [exist] existed at the time the
19 verified petition was filed in the circuit court, that the plan
20 for the rehabilitation of the property submitted to the court by
21 the plaintiff is feasible, and defendant has failed to
22 demonstrate that the plaintiff should not be allowed to
23 rehabilitate the property.

24 447.636. The organization shall file [an annual] a

1 quarterly report of its rehabilitation and use of the property,
2 including a statement of all expenditures made by the
3 organization and all income and receipts from the property for
4 the preceding [years] quarters.

5 447.638. The owner [shall be entitled to regain possession
6 of the property by petitioning] may petition the circuit court
7 for restoration of possession of the property and, upon due
8 notice to the plaintiff organization, for a hearing on such
9 petition. At the hearing, the court shall determine whether the
10 owner has the capacity and the resources to complete
11 rehabilitation of the property if such work has not been
12 completed by the organization. If the court determines that the
13 owner does not have the capacity or the resources to complete
14 rehabilitation of the property the court shall not restore
15 possession to the owner. If the court determines that the
16 rehabilitation work has been completed by the organization or
17 that the owner has the capacity and the resources to complete the
18 rehabilitation, the court shall then determine proper
19 compensation to the organization for its expenditures, including
20 management fees, based on the organization's reports to the
21 court. The court, in determining the proper compensation to the
22 organization, may consider income or receipts received from the
23 property by the organization. After the owner pays the
24 compensation to the organization as determined by the court, the

1 owner shall resume possession of the property, subject to all
2 existing rental agreements, whether written or verbal, entered
3 into by the organization.

4 447.640. If an owner [takes no action to] does not regain
5 possession of the property in the one-year period following entry
6 of an order granting temporary possession of the property to the
7 organization, the organization may file a petition for judicial
8 deed and, upon due notice to the named defendants, an order may
9 be entered granting a quitclaim judicial deed to the
10 organization. A conveyance by judicial deed shall operate to
11 extinguish all existing ownership interests in, liens on, and
12 other interest in the property, except tax liens.